

BEING all and the same real estate conveyed by Charles H. Masser and Ada T. Masser, his wife, unto Staley L. Flook and Anna I. Flook, his wife, by deed dated March 29, 1937, and recorded in Liber 407, folio 24, one of the Land Records of Frederick County, Maryland

181 ^{Per} SECOND: All that lot or parcel of land designated as Lot No. 8 on a Plat known as Masser's Addition to Frederick City, Maryland, and recorded in Plat Book No. E.G.H. No. 2, folio 91, one of the Land Records of Frederick County, Maryland. Said lot or parcel of land situate, lying and being on Pine Avenue, Frederick City, Frederick County, Maryland.

BEGINNING for said lot or parcel of land at a point 131.5 feet from the North side of a 16 foot alley and on the East side of a new proposed street (Pine Avenue), said point being the place of beginning, (1) North 40 feet along the East property line of said proposed street (now Pine Avenue) (2) East 107.5 feet to a 20 foot alley, thence (3) southeast along said alley 43.33 feet (4) 123.0 feet to the place of beginning.

BEING all and the same real estate conveyed by Charles H. Masser and Ada T. Masser, his wife, unto Staley L. Flook and Anna I. Flook, his wife, by deed dated July 24, 1937, and recorded in Liber 409, at folio 92 etc., one of the Land Records aforesaid. The said Anna I. Flook having predeceased her husband, the said Staley L. Flook.

TOGETHER with all the buildings and improvements thereon and all the rights, ways, roads, waters, privileges and appurtenances thereto belonging or in anywise appertaining., and including the right to use said street and alleys as shown on said Plat in common with all other abutting lot owners.

TO HAVE AND TO HOLD the above described piece s or parcel s of land and premises unto and to the proper use and benefit of said mortgagee, her heirs, ~~successors~~ and assigns, forever, in fee simple.

PROVIDED, if the said mortgagor, his heirs, ~~successors~~ or assigns, shall pay to the said mortgagee, or order, the single bill aforesaid at maturity and the interest thereon, or shall pay any renewal thereof when such renewal note shall mature and be payable and the interest thereon, and keep all the covenants herein on the part of the said mortgagor agreed to be performed, then this mortgage shall be void.

AND PROVIDED, until default be made in the payment of the single bill aforesaid at maturity, and the interest thereon, or of any renewal thereof when such renewal shall mature and be payable, and the interest thereon, or until default be made in any covenant herein contained, the said mortgagor shall possess the mortgaged premises as of his present estate therein.

AND THE said mortgagor for his personal representatives, heirs, ~~successors~~ and assigns, do expressly covenant and agree with the said mortgagee;

THAT he will pay the indebtedness as hereinbefore provided;